

Northwest Neighborhood Association (NWNNA)  
Gresham, Oregon  
Special Meeting of Board and Land Use Committee

April 12, 2010

The meeting was called to order at 7:05 PM by Board President Barb Adams. Present at the meeting were Vice President Bill Humbert, Treasurer Tammy Puri, Secretary Diane Wichman, Land Use Committee members John Bildsoe, Sharon Rindt, Gloria Weitzel, Polly Burton and Debbie Andrews.

Barb began by explaining the purpose of the meeting is not only to find out what the Land Use Committee's plan is going to be when American Properties Development comes back to the table, but also express the concern that we should work out a plan to communicate more effectively on the land use issues. Barb and the Board Members expressed an enormous thank you to the Committee for all their work with APD.

The Board expressed concern with the action that took place after the NWNNA's special meeting held March 11<sup>th</sup>, particularly the added language to the motion that was passed when presented to American Properties. The motion read as follows that: "the NWNNA supports the proposed zone change with the restrictions agreed upon by American Properties in addition to these added stipulations for phase one:

- no steel in the structure, only wood
- 62 Ft. height max
- No more than 189 units
- APD build using the maximum setbacks as specified by the City of Gresham

Land Use Committee's negotiation counter to APD included the language:

"The entire acreage on the rezoned property, other than currently proposed Phase I plans, shall not exceed a density of 24 residential units per acre."

The Board held opinion the Land Use Committee went outside the decision of the NWNNA as voiced at the meeting on March 11<sup>th</sup>. As a result the Board requested that before any land use related letter or action be made on behalf of the NWNNA that the Board members be notified by email with proper time allowed for input.

Land Use attempted to clarify their negotiation position. During the meeting on March 11<sup>th</sup>, the association granted Land Use the creative license to negotiate with APD providing the major categories of concern (density, height, and traffic) were at the heart of all negotiation points. Land Use firmly believed they had stayed true to the association's wishes. The negotiation counter was an attempt to limit density on the remaining phases of the property plans. There was no resolution between the Board and the Land Use Committee on this issue.

The Land Use Committee requested support from Board Members regarding:

1. Bill Humbert continue to be the liaison between Land Use and the Board
2. Provide access to email addresses or names of interested parties within the neighborhood.
3. Work in-progress by Land Use not be released outside of NWNNA until finalized
4. When the Board has questions or concerns about Land Use process or stances, please ask Land Use members for clarification.

A discussion occurred around how would the Board, who requested to approve the documents, respond with input in a timely manner if Land Use was on a tight deadline for turning out a document. A few options were brainstormed amongst the Board members. There was no resolution to this issue.

Further discussion ensued on dates such as:

- City Council Meeting on April 20<sup>th</sup>
- APD/Land Use meeting on April 28<sup>th</sup>
- NWNNA meeting on May 17<sup>th</sup>
- If rezone hearing extended it will occur May 18, 2010

Meeting adjourned at 7:45 PM with no clear resolutions.

Respectfully Submitted,



Diane Wichman, Secretary